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NEWSLETTER OF THE AREA PLANNING BOARD OF PALM BEACH COUNTY · P. O. BOX 3643 · WEST PALM BEACH, FLORIDA 33402

apb FORUM

The preparation of this Newsletter was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development

VOLUME 7, NUMBER 1 JANUARY 1973

AREA PLANNING BOARD CONTINUES COMPREHENSIVE PLANNING ACTIVITIES

The Area Planning Board was created in 1965 by the Florida Legislature, Special Act, Chapter 2063 of House Bill 2797. The purpose of the board is to plan for the general development of Palm Beach County and is responsible for the development of comprehensive planning for all of Palm Beach County, both inside and outside municipalities. Long-range plans, which are formulated from area-wide studies, are used as guide for future development. Its primary objective is to guide the development of the area into a pattern which will best serve the population in terms of health, safety, economy and livability.

The Area Planning Board is composed of seven appointed members: one from each of the five County Commission Districts; one from the Board of Public Instruction; and one from the Central and Southern Florida Flood Control District.

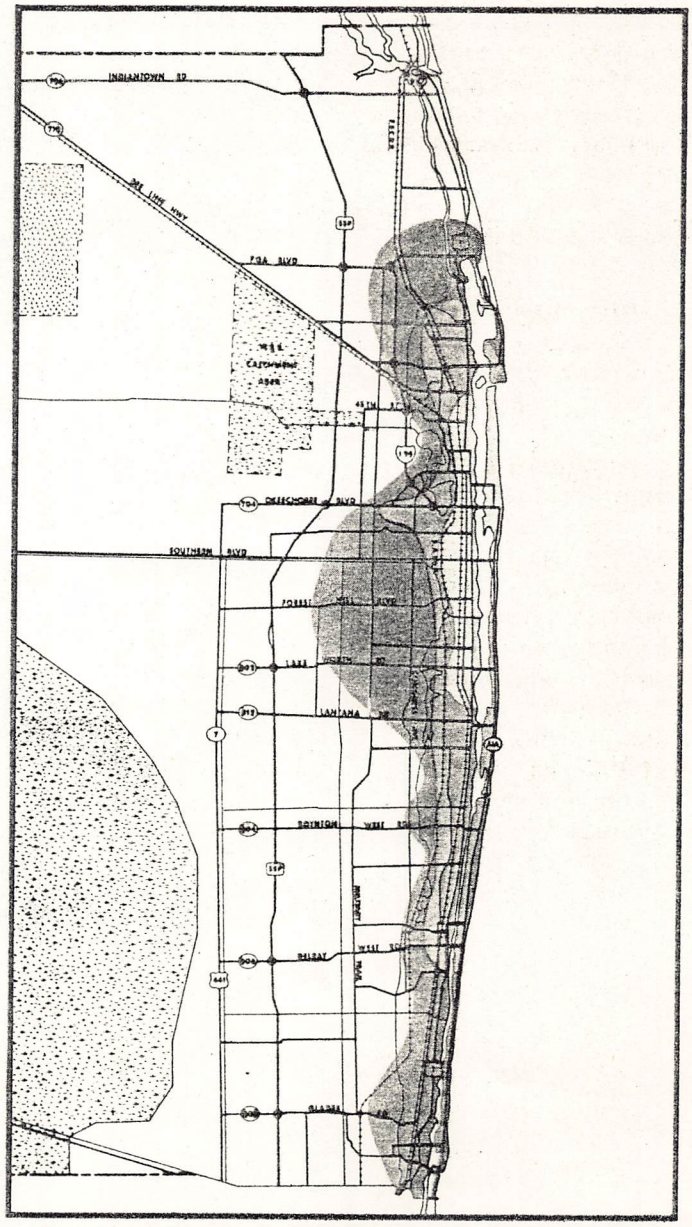
The Board is responsible for the review of projects which involve the use of federal funds.

Applications for assistance will not be considered by federal agencies unless they are first submitted to the Area Planning Board for review and advisory comments. This review system was designed to insure that local projects receiving federal funding assistance be consistent with comprehensive area planning and to prevent duplication of effort by various agencies in related projects.

Federally assisted local projects subject to review are: Recreation and Open Space, Hospitals, Airports, Libraries, Water supply and distribution, Sewerage facilities and Waste Treatment, Highways and other transportation facilities, water development and land conservation, social assistance programs, and other miscellaneous projects.

COMPREHENSIVE PLANNING PROGRAM COMPLETED FOR 1971-1972

During the 1971-1972 Planning year, the Area Planning Board completed 7 work elements, which are discussed on the following pages. Five reports, one multicolor map and one newsletter were produced. These reports document the results of the Area Planning Board's planning efforts for the 1972-1972 planning year, and are available at the Area Planning Board's office.



PALM BEACH COUNTY—URBAN AREA GROWTH PATTERNS
1950 — 1960 — 1970

RECREATION

The Recreation report forms the basis for, and will be incorporated into, the continuing recreation and open space plan for Palm Beach County. The overall purpose of the report is to provide a comprehensive inventory and analysis of existing recreation facilities in Palm Beach County. The information contained in the report will be utilized in the development of a plan that will provide for the long and short range recreation needs of Palm Beach County's residents and tourists.

Sections of this report deals with the classification of recreation areas in the County by nationally accepted standards; recommendations excerpted from the recreation reports produced by William R. Vines (Consultant to the Area Planning Board); an overview of the development trends in Palm Beach County; an analysis of recreation demand factors; and an inventory of specific major recreation attractions in Palm Beach County. The report contains numerous maps showing locations of recreation areas in Palm Beach County.

POPULATION

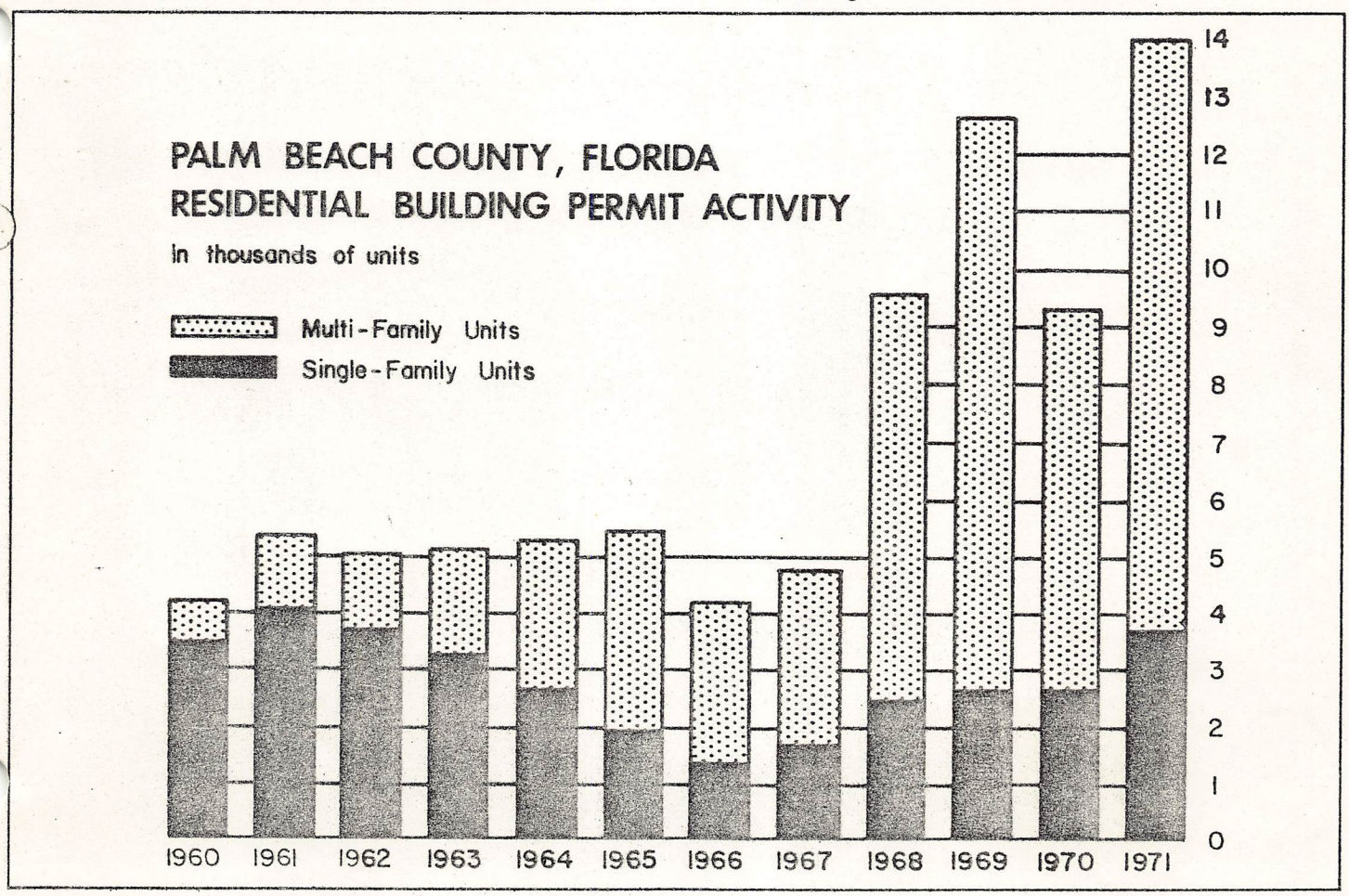
The primary purpose of this element was to adjust and expand the Area Planning Board statistical base to coincide with the 1970 Census of Population and Housing. The refinement and enlargement of the statistical data base is essential to all elements of a comprehensive planning program, especially in identifying and analyzing problems of a social nature, i.e., those involving low income, minority groups, or old age population.

The results of the data base revision have been collected in the publication entitled "Palm Beach County—Maps and Charts". This is an extensively revised version of the original Maps and Charts book first published in 1969. This report contains detailed statistical, demographic and socio-economic data for Palm Beach County, along with numerous maps, charts, graphs, etc. which are reproduced in color.

FIRST DRAFT OF INTERIM WATER QUALITY MANAGEMENT PLAN COMPLETED

The first draft of the EPA sponsored Interim Water Quality Management Plan for Palm Beach County was submitted to the Environmental Protection Administration and the Department of Pollution Control by the Area Planning Board and William R. Bishop Consulting Engineers on December 12, 1972. Comments were received from EPA and DPC on January 2, 1973, stating that the technical information and analysis contained in the report was acceptable to the federal agencies. Only minor text revisions were suggested. The second draft of this plan, which will include an analysis of sewage treatment and disposal alternatives, and regional collection system for Palm Beach County will be submitted to EPA and DPC on January 26, 1973.

This plan will be a major decision making input for federal agencies; the Environmental Protection Administration will utilize the plan in determining which sewer projects in Palm Beach County are to be federally funded, and the Department of Pollution Control will utilize the plan in determining which sewer plant construction permits are to be granted in Palm Beach County. A more detailed explanation of the plan will be presented in a forthcoming "APB FORUM" newsletter.



LAND USE

This work element, utilizing the 1970 Census of Population and Housing and 1970 1'=200' Aerial photography of Palm Beach County, has as its final product a revised edition of the original "Existing Land Use" map produced by the Area Planning Board in 1968. This new edition reflects changes in Palm Beach County as of 1970. The ten land uses are reproduced in color, with additional maps showing population distribution and urban growth patterns in Palm Beach County.

TRANSPORTATION

The end product of the Transportation element is a Management Report documenting the continuing planning process during 1971-1972 of the West Palm Beach Urban Area Transportation Study (WPBUATS).

This document reports on the activities, accomplishments, and future work programs, including cost estimates for the various elements, for the WPBUATS. It includes a description of the Transportation Planning Studies in progress or completed during the year 1971-1972, and describes the organizational structure of the planning mechanism developed to carry on the cooperative nature and continuing phase of the Transportation Planning process. This report is intended for professional usage, but copies of the data section of the report; which includes Land Use and Socio-Economic Data for 1965, 1985, and 1990, Building Permit Activity for 1971, Traffic Counter Data for 1970 and 1971 and maps showing future transportation planning needs, are available in the Area Planning Board office.

FLOOD PLAIN STUDY

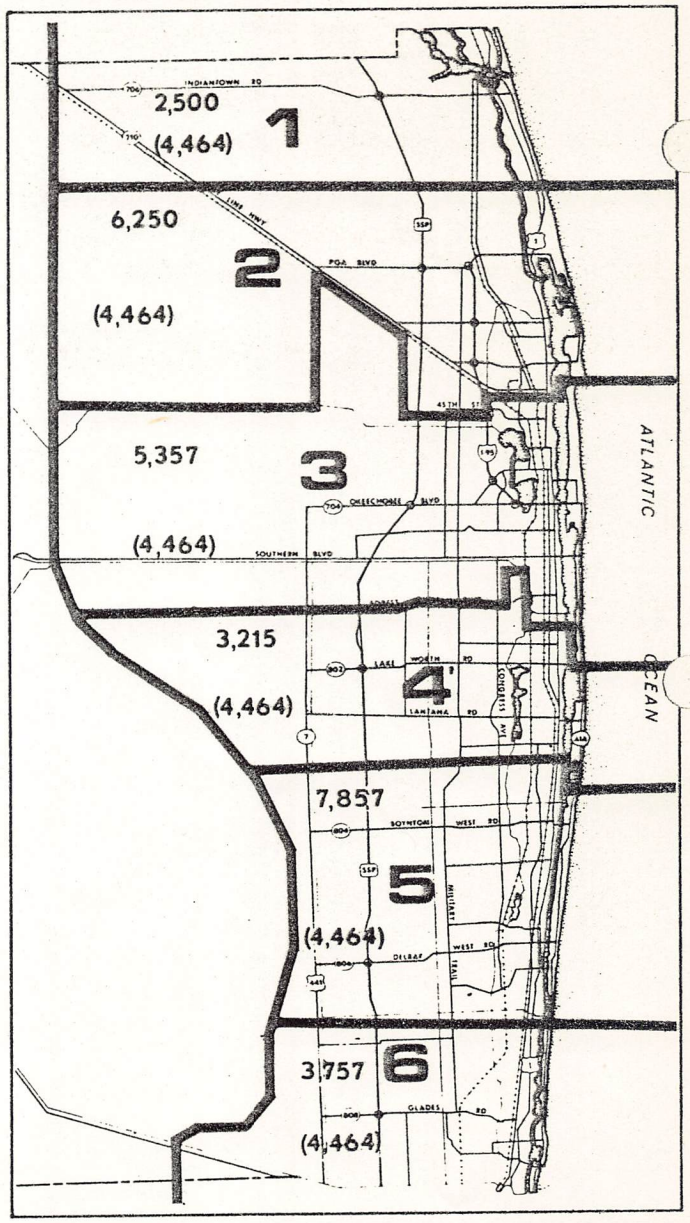
Analysis of flooding data for Palm Beach County, as prepared by the U.S. Army Corps of Engineers, resulted in the Area Planning Board report entitled: "Flood Plain Study and Model Flood Plain Ordinance". This report concerns itself with the flooding problems of the eastern coastal areas of Palm Beach County and offers methods by which the more serious effects of heavy flooding could be minimized or avoided. Portions of the report include: a review of past flooding situations in Palm Beach County; previous flood studies conducted by the Corps of Engineers and local engineering firms; and analysis of existing codes, ordinances and regulations which provide for protection from flood damage to property; and proposed model regulatory controls to combat flood damage in the urbanized areas of Palm Beach County. Included in these proposed controls are: a Model Flood Hazard Zoning District, Flood proofing criteria, subdivision criteria and methods by which coastline flooding may be minimized.

SERVICE AREAS STUDY

This element was concerned with promoting and encouraging governmental reorganization and program inplementation. The initial year of work in this element (1970-1971) produced results which encouraged further effort in this area. The Urban Government consultant to the Area Planning Board, Dr. Donald A. Clare of Florida Atlantic University of Boca Raton, Florida conducted a survey of the 37 municipalities and the Palm Beach County government in an effort to determine what course of action should be taken in regard to formulation of additional COG's in Palm Beach County.

HOUSING

The preliminary inventory and analysis phase of the Housing program resulted in the report entitled: "Housing—Study and Analysis, Palm Beach County, Florida". This study addresses itself to the total housing needs of Palm Beach County with emphasis on the low and moderate income persons housing problems. Information included in this report includes: an overview of the present housing market in Palm Beach County in regard to dwelling unit construction, unit availability and price ranges; an analysis of local housing authority activities; a demographic analysis of low-income areas and their ethnic concentration; projections for long and short range housing needs by population projections; an overview of the migrant and farm labor housing situation and an analysis of publicly owned land that could be utilized for low cost housing sites.



HOUSING NEEDS IN PALM BEACH COUNTY · 1970—1975

Additional dwelling units required: *
000 — By APB population projections (April, 1972)
(000)— By equal distribution in service areas
▬ — Service areas boundaries
* at 2.7 persons per dwelling unit